

**WEST PIKELAND TOWNSHIP
BOARD OF SUPERVISORS
1208 KIMBERTON ROAD
CHESTER SPRINGS, PA. 19335
BUSINESS MEETING OF SEPTEMBER 19, 2005**

The Board of Supervisors of West Pikeland Township met for a Business Meeting on September 19, 2005 at 7:30 p.m at the Township Building, 1208 Kimberton Road, Chester Springs. Those in attendance were Chairman Harold Hallman III, Vice-Chairman Linda Glaum, Member William Cracas, Township Manager Norman Long, Township Engineer Theodore J. Gacomis, P.E., Chief of Police Shane Clark, Director of Facilities Harry Miller and Administrative Assistant Joan Matthews.

Pledge of Allegiance

Chairman Hallman III opened the meeting with the salute to the flag.

Executive Session

Chairman Hallman III reported that the Board of Supervisors met in Executive Session on September 12, 2005 for legal reasons.

Meeting Minute Approval

Vice-Chairman Glaum made a motion to approve the minutes of the August 22, 2005 Business Meeting. Mr. Cracas seconded the motion with all voting Aye.

Reports

Treasurer's Report

Mr. Cracas read the Treasurer's report for the month of August 2005. The report is on file and available for review at the Township office. Vice-Chairman Glaum made a motion to approve the Treasurer's Report. Mr. Cracas seconded the motion with all voting Aye.

Mr. Cracas made a motion to approve the bills submitted. Vice-Chairman Glaum seconded the motion with a vote of 2-1. Chairman Hallman III abstained from voting due to insufficient time to review the bills

Police

Chief Clark read the Police report for the month of August 2005. The report is on file and available for review at the township office.

Chief Clark informed the Board that the Police Department will receive a new vehicle and he was in receipt of two proposals for the installation of additional emergency equipment. Proposal #1 from J-Tech is in the amount of \$8635.00. Proposal #2 from Ruckles Auto Body is in the amount of \$7677.00. Mr. Cracas made a motion to accept Proposal #2 from Ruckles Auto Body. Chairman Hallman III seconded the motion with all voting Aye. (WILL CHECK SPELLING OF AUTO SHOPS WITH SHANE).

Vice Glaum stated that Chief Clark received a letter from Anselma Mill expressing their appreciation to the Department for providing assistance during their recent fundraising event at Ker-Feal on September 10 and 11, 2005.

Building/Zoning

Mr. Long read the Building/Zoning report for the month of August 2005. The report is on file and available for review at the Township office. Mr. Cracas reported the Township issued the highest amount of building permits in three years during the month of August 2005.

Planning Commission

Mr. Miller stated that the Planning Commission granted an extension to the Landis Subdivision until 11/30/05. Mr. Miller also informed the Board that the Planning Commission has recommended that the Board of Supervisors deny approval of the Soto Land Development Plan for failure to have satisfied all ordinance deficiencies stated in Ted Gacomis's letter of March 14, 2005, and for having failed to communicate with the Township concerning those issues.

Road Report

Chairman Hallman III reported that during the month of August the Road Department installed approximately 65 feet of new drain on Dunsinane Hill Road and raised the inlet with a new riser and M-top. The Road Department cleared a fallen tree on Pikeland Road and installed and repaired stolen stop and street signs. The Road Department also removed and replaced 40 lineal feet of 36" pipe on Pikeland Road between Street Road and Elbow Lane. The Department mowed and trimmed various intersections and trimmed Davis Road for contracted work, cleaned and cleared various storm drains and replaced 40 lineal feet of pipe. Chairman Hallman III reported that storm drains were repaired and cleaned on Chase Lane and Tally Ho, and road surfaces on Talley Ho and Hark-A-Way are showing problems from road rebuilding completed last year. Chairman Hallman III also stated that a large tree was cleared today on Eagle Farms Road.

Chairman Hallman III further stated that E. J. Breneman will begin paving contracted roads this week.

Fire Companies

Chairman Hallman III read the August 2005 West End Fire Company and Ambulance report, Kimberton August 2005 Fire Company report, and the Lionville Fire Company report. The reports are on file and available for review at the Township office.

Park and Recreation

John Fiorillo read the Park and Recreation Report for the meeting of September 13, 2005. The report is on file and available for review at the Township office.

Mr. Fiorillo reported that the Park and Recreation Committee will co-sponsor a stargazing night on October 21, 2005 with Natural Lands Trust at Binky Lee with a rain/cloud date October 22, 2005.

Mr. Fiorillo asked the Board of Supervisors for direction in respect to the community sign. Mr. Fiorillo stated that he could not find any further restrictions on placing the sign at Pikeland Road and Route 113.

Mr. Fiorillo stated that the Park and Recreation Committee would like to be given a copy of the full report of the Open Space Plan by the end of September so the committee can complete a review the plan at their October meeting.

Mr. Fiorillo stated that the Park and Recreation Committee are currently experiencing difficulties establishing enough manpower ability to establish a program for the fall festival that is proposed in October. Mr. Fiorillo stated that Historic Yellow Springs has shown an interest in establishing a new Halloween program for October 2006. Vice-Chairman Glaum stated that she would have the Township Manager review the current problems of establishing an event for Halloween this year.

Chairman Hallman III stated that he would like to see the Park and Recreation Committee's monthly report received in time to be included in the pre-meeting packet issued to the Board prior to a Business meeting.

Mr. Cracas made a motion to accept the Reports as read. Chairman Hallman III seconded the motion with all voting Aye.

OLD BUSINESS

Tent Permits Non-Profit Fee Exemption

Mr. Cracas made a motion to exempt all registered 501.3.C charitable institutions from any and all tent permit fees associated with the construction or installation of tents used in a charitable or non-profit activity. The organization must comply with all applicable codes and ordinances established to regulate such installation of construction. The Code enforcement officer may designate an individual or individuals to perform inspections on his behalf. Mr. Cracas further stated that the state building code now requires permits for all tents in excess of 200 feet and canopies of 400 feet. Tents and canopies needing a permit must also be inspected for a certification seal of fire retardant, and tents with electric must have a ground fault interrupter. Tents and canopies in excess of 400 feet must have fire extinguishers. Chairman Hallman III seconded the motion with all voting Aye.

Historic and Cultural Grants

Vice-Chairman Glaum made a motion to authorize the Township to submit grants to the Chester County Conference and Visitors Bureau, The Department of Community and Economic Development, PECO Energy, and Sunoco Products. Mr. Cracas stated he would like to modify the motion to include the Township Manager be appointed as the Director or Agent of the submitted grants as recommended by the Township Solicitor. Mr. Cracas further stated that the purpose of the grants is for the Cultural Center to be refurbished as a community center, and to tie together all the historic properties and

cultural center. The grants will provide funds to ensure the Township can coordinate joint programs and events for the enjoyment of the community. Chairman Hallman III seconded the motion with all voting Aye.

Vice-Chairman Glaum made a motion to approve the compensation of \$3,000.00 to Dr. Josephate Plater-Zyberk. Mr. Cracas modified the motion to include that the actual compensation will be contingent upon the award of the mentioned grants. Dr. Plater-Zyberk assisted the Township in the formation and writing of each grant. Mr. Cracas seconded the motion with all voting Aye.

Resolution 2005-09-15 Hircock Perry Subdivision

Mr. Cracas made a motion to adopt Resolution 2005-09-15 granting final approval to the Subdivision and Land Development Plan titled David Hircock and Caroline Perry and adjacent land owners Kenneth E. and Suzanne Peck conveying 0.260 acres from tax parcel 34-1-42 to tax parcel 34-1-44 having the said approval be conditioned upon the stipulations set forth within this stated Resolution. Vice-Chairman Glaum seconded the motion with all voting Aye.

Office Task Sheets

Vice-Chairman Glaum asked if Mr. Cracas has established time sheets for Township employees as discussed at the August 22, 2005 Business Meeting. Mr. Cracas stated that further review of an efficient form has not yet been completed but will be decided on at the next Business Meeting.

Vice-Chairman Glaum made a motion to accept the Old Business. Mr. Cracas seconded the motion with all voting Aye.

New Business

Landis Subdivision Time Extension

Mr. Cracas made a motion to grant a time extension for the Landis, Yellow Springs Farm Subdivision Plan to November 30, 2005. Chairman Hallman III seconded the motion with all voting Aye.

Soto Land Development

Mr. Long stated that the Township Planning Commission has recommended denying the application of the Soto Land Development Plan. Mr. Cracas made a motion to deny the Soto Land Development Plan due to failure of the applicant to satisfy all ordinance deficiencies stated in Mr. Ted Gacomis's letter of March 14 2005 and for failure to communicate with the Township concerning those issues. Vice-Chairman Glaum seconded the motion with all voting Aye.

Resolution 2005-09-15 Establishment of a Historic Commission

Mr. Cracas made a motion to adopt Resolution 2005-09-15 to establish the West Pikeland Township Historic Commission. Vice-Chairman Glaum recommended that persons who stated interest in the past be notified of the formation of the Commission. Chairman Hallman III seconded the motion with all voting Aye. Mr. Cracas noted that formation of a Historic Commission is required under the new West Pikeland Township Zoning Ordinance.

Resolution 2005-09-17 Zoning Certification Fees

Mr. Long presented Resolution 2005-09-17. The Resolution will allow the Township to charge for particular certifications and environmental searches. Mr. Cracas made a motion to approve Resolution 2005-09-17 to establish fees for Zoning Certification, Flood Plain Certification, and Environmental Searches. Vice-Chairman Glaum seconded the motion with all voting Aye.

Resolution 2005-09-18 Conditional Use Fees

Mr. Long presented Resolution 2005-09-18 to establish the Conditional Use procedure as stated in the new West Pikeland Township Zoning Ordinance. Conditional Use Hearings are held before the Board of Supervisors. Mr. Cracas made a motion to approve Resolution 2005-09-18 to establish fees for Conditional Use Hearings. Chairman Hallman III seconded the motion with all voting Aye.

Resolution 2005-09-19 Parker Hill Road Dedication

Mr. Long stated that a maintenance bond is in place and the Township Engineer has completed his review and has made recommendation for approval for the Dedication of Parker Hill Road. Mr. Cracas made a motion to approve Resolution 2005-09-19 to accept Parker Hill Lane for Dedication. Vice-Chairman Glaum seconded the motion with all voting Aye.

Mr. Cracas made a motion to release the performance bond escrow less the amount to be determined by the Township Engineer to address the replacement of dead trees around the basin and the moving of mail boxes that extend into the cart way. Vice-Chairman Glaum seconded the motion with all voting Aye.

Township Driveway Occupancy Permits

Chairman Hallman III asked that the Township Manager establish a Township Driveway Occupancy Permit. Mr. Cracas made a motion to authorize the Township Manager to draft and advertise an Ordinance to establish a Township Driveway Occupancy Permit. Mr. Cracas amended the motion to rename the permit to "Driveway and Utility Cut". Chairman Hallman III seconded the motion with all voting Aye.

Township Budget Committee

Mr. Cracas made a motion to establish a budget committee comprised of the following individuals; the Township Manager, a Township Auditor, a Township Supervisor, and three Township residents. The budget committee will meet starting Thursday, October 6,

2005 and will meet as needed but not less than every two weeks until a proposed budget is presented to the Board of Supervisors at their Business Meeting of November 21, 2005. Mr. Cracas stated that the purpose of the committee is to allow the public to better understand how the budget is formulated and provide assistance to the Township in obtaining its goals. The meetings will be open to the public. Mr. Cracas further stated that he felt such a committee would be helpful since the Township is approaching so many different projects and tasks. Chairman Hallman III acknowledged that the Township is involved in many projects, however he felt a strategic long term plan needs to be established.

Chairman Hallman III and Vice-Chairman Glaum stated their concern that a budget committee formulated at this late date may create additional work for the administrative staff in formulating and explaining all the additional information. Both Chairman Hallman III and Vice-Chairman stated that they endorsed such a committee; however they suggested that such a committee be formulated in 2006 to review the 2007 Budget. Mr. Cracas wished it noted that his motion did not receive a second. Chairman Hallman III stated that the motion will be considered at a later date.

Announcements

Vice-Chairman Glaum announced that Downingtown Community That Care, Big Brothers and Sisters, and Brandywine YMCA will provide a youth to youth mentoring program to elementary students in the Downingtown Area School District. Volunteers are needed and encouraged to contact one of the organizations.

Pubic Comment

Balmoral Court

Mr. Bill Graff wished to inquire about the status of the impending escrow release for work performed in regards to the dedication of Balmoral Court. Mr. Cracas informed Mr. Graff that the Township is going forward in obtaining the necessary escrows from Progress Bank. Mr. Graff further asked how to proceed with itemizing the invoices he obtained from the Township. Mr. Cracas and the Township Manager were in agreement to review the invoices with Mr. Graff. Mr. Graff will also meet with the Township Engineer to review the Engineer's list of items that need to be completed. The Board has made Mr. Graff aware that the residents of Balmoral Court will be responsible for the costs incurred in having the Township Engineer attend such a meeting.

Chester Springs Studio Parking

Vincent Tricome stated that he attends Chester Springs Studio and is concerned for the safety of people attending classes due to the new no parking along Art School Road. His concern is based on the fact that there is no lighting provided in the parking area in the field next to the art studio. Mr. Tricome further stated that he has been disappointed with the studio's programs and is concerned with the current management of the studio. Vice-Chairman Glaum suggested that the Director of Chester Spring Studio be contacted to have proper lighting, and pathways provided.

Chief Clark responded that the parking situation in Historic Yellow Springs has been discussed for a very long period of time. The parking along Art School Road was changed due to the hazard of vehicles partially parked in the roadway, and the dangerous practice of vehicles backing onto Art School Road. Chief Clark further stated that Chester Springs Studio needs to formulate a parking plan.

Mr. Cracas stated that Chester Springs Studio has been very aware of the parking situation and is their responsibility to provide adequate lighting to their patrons. However there has been very little response from the Studio in formulating a new parking plan.

Robb Lukens, Director of Historic Yellow Springs stated he was not made aware of the change of parking. Mr. Cracas stated that Historic Yellow Springs was notified and given a 90 day notice of the elimination of the diagonal parking.

Pickering Estates Speed Concerns

Christine Weiler of Pickering Estates stated that two years ago a petition was submitted for watch children signs, and a reduction of the speed limit to 25 mph. Ms. Weiler further stated that the speed reduction to 25 mph was approved in the October 20, 2003 minutes but the signs were never posted. Ms. Weiler asked if the Board would reconsider posting stop signs at the intersection of Fox, Stirrup and Davis Road. The residents expressed their concern for the 41 children who board the school bus at that intersection.

Mr. Long stated that an engineering study was conducted at that intersection and stop signs are not warranted under PennDOT requirements due to the proximity to 113, and the availability of adequate sight distances. Mr. Long stated that an Ordinance would be required to post the signs. Chief Clark stated that he would like additional 25 mph signs posted. Norm Long stated that he would consult with the Traffic Engineer in regards to the outcome of the findings of the traffic study. Chairman Hallman III asked that Chief Clark monitor the situation.

Adjourn

Chairman Hallman III made a motion to adjourn the meeting at 9:40 p.m. Vice-Chairman Glaum seconded the motion with all voting Aye.

Respectfully Submitted,

Norman J. Long,
Township Secretary